

**Land Use Amendment in Windsor Park (Ward 11) at 637 and 702 – 53 Avenue SW,
 LOC2023-0139**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.17 hectares \pm (0.41 acres \pm) located at 637 and 702 – 53 Avenue SW (Plan 1693AF, Block 18, Lots 18 to 20; Plan 1693AF, Block 14, Lots 38 to 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CGex) District.

HIGHLIGHTS

- This application seeks to redesignate the subject sites to allow for rowhouses and townhouses, in addition to the building types already listed in the district (e.g., single detached, semi-detached, duplex dwellings). Secondary suites are excluded from the allowed uses in the proposed Residential – Grade-Oriented Infill (R-CGex) District.
- The proposal represents an appropriate density increase of the sites, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed R-CGex District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-CGex District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- Two development permit applications for a 4-unit rowhouse and a semi-detached dwelling on each parcel have been submitted and are under review (DP2023-03418 and DP2023-03434).
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application in the southwest community of Windsor Park was submitted by CivicWorks on behalf of the landowners Allison J Long and Charron Ungar, on 2023 May 24.

The two parcels are located at the southeast and northwest junctions of 53 Avenue SW and 6 Street SW. The parcels are each 0.08 hectare \pm (0.21 acre \pm) in size. Each parcel is currently developed with a single-detached dwelling and a detached garage with vehicular access from the adjacent residential lane. Both parcels are well served by public transit, and are close to a number of bus stops, local parks, an on-street bikeway, a supermarket and other retail stores.

As indicated in the Applicant Submission (Attachment 2), the proposed exclusion of secondary suites is based on feedback provided by the Windsor Park Community Association and local residents, who are concerned about the number of R-CG approvals and increase in density these applications have provided in the community. Development permits (DP2023-03418 and

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DP2023-03434) for a 4-unit rowhouse and a semi-detached dwelling on each parcel were submitted on 2023 May 26 and are under review.

A detailed planning evaluation of this land use amendment application, including location and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. In response, the applicant has indicated that the following outreach activities were conducted:

- Applicant shared the project overview letter and site plan with the Ward 11 Councillors office and the Windsor Park Community Association;
- Notification letters were distributed to residents within 200 metres of the two parcels;
- Applicant displayed a sandwich board on both parcels, providing project details and contact information, and
- Applicant activated and monitored a dedicated engagement email and phone line.

Further details can be found in Attachment 3, Applicant Outreach Summary.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received 46 letters of opposition and one letter of support from the public. The letters of opposition included the following areas of concern:

- there is already too much density and people per hectare than other nearby communities, resulting in Windsor Park being overburdened;
- density increases should only be allowed on main corridors in the community – 50 Avenue SW, 58 Avenue SW and Elbow Drive SW;
- this should not be approved until the Chinook Communities Local Area Plan (LAP) work is concluded;
- increased traffic and parking issues, along with traffic safety concerns (particularly given the location of the adjacent playground);
- loss of single detached housing choices;
- increased noise from development, air conditioning units etc.;
- development up to 11 metres in height will result in overshadowing and a reduction of sunlight and privacy for neighbouring lots;

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- this form of development does not fit the character of the community;
- this development will reduce the provision of lower cost rental units in favour of developer's profits;
- this form of development is contrary to the City's Climate Strategy;
- loss of tree canopy;
- storm drains cannot handle the increase in impervious surfaces;
- excessive lot coverage and lack of room for landscaping, waste/recycling/organics; and
- infrastructure capacity cannot support more density – there is a lack of grocery stores, transit options, schools and green spaces.

The Windsor Park Community Association provided a letter in opposition on 2023 June 27 (Attachment 4) identifying the following concerns:

- does not align with the Municipal Development Plan as the application will not be compatible and complimentary to the existing neighbourhood;
- there is a cumulative impact occurring due to the number of other rezoning applications approved in the community;
- consideration of this application prior to the completion of the Chinook Communities LAP work is premature;
- multi-family redevelopment should only occur on the periphery of the community;
- the community is already more densely populated and built out than adjacent communities;
- rowhouse forms of development do not provide sufficient parking and storage for waste/recycling; and
- loss of mature trees.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The R-CGex District is intended to be located adjacent to other low-density districts and accommodates a variety of housing forms. It provides for a modest density increase while being sensitive to adjacent development. Details such as the appropriate building and site design, number of units, and on-site parking for the parcels will be reviewed and determined through the development permit applications (DP2023-03418 and DP2023-03434).

Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use would allow for a wider range of housing types than the existing R-C2 District which may better accommodate the housing needs of different age groups, lifestyles and demographics.

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Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on these sites with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop six units on each site would allow for more efficient use of land and existing infrastructure. The future development may also support local business and employment opportunities in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform